

March 22, 2001

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

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REPORT AND RECOMMENDATION TO THE METROPOLITAN KING COUNTY COUNCIL

SUBJECT: Department of Development and Environmental Services File No. **L00MI124**
Proposed Ordinance No. **2001-0085**
Department of Development and Environmental Services File No. **L01ALT01**
Proposed Ordinance No. **2001-0086**

REDMOND RIDGE

Major Modification to UPD/FCC Permit
Plat Alteration

Location: South of NE Novelty Hill Road and in the central and southwestern portions of Redmond Ridge (formerly Northridge) urban planned development and fully contained community site. Northeast 80th Street (if extended) forms the southern boundary. The city of Redmond is two miles to the west and the city of Duvall is approximately four miles to the east.

Applicant: The Quadrant Corporation, *represented by*
Richard Wilson and Brian Todd, Attorneys at Law
Hillis Clark Martin & Peterson
500 Galland Building, 1221 Second Avenue
Seattle, WA 98101-2925
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The Quadrant Corporation, *represented by*
John Eliason
11100 NE 8th Street #5
Bellevue, WA 98009

King County: Department of Development and Environmental Services, Land Use
Services Division, *represented by* **Michael Sinsky**
King County Prosecuting Attorney's Office
King County Courthouse
516 – 3rd Avenue #E550
Seattle, WA 98104
Telephone: (206) 296-9015 Facsimile: (206) 296-0191

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Department of Development and Environmental Services, Land Use
Services Division, *represented by* Lisa Lee
900 Oakesdale Avenue SW
Renton, WA 98055-1219
Telephone: (206) 205-1441 Facsimile: (206) 296-6613

SUMMARY OF RECOMMENDATIONS:

Department's Preliminary Recommendation:	Approve, subject to conditions
Department's Final Recommendation:	Approve, subject to conditions
Examiner's Recommendation:	Approve, subject to conditions

PRELIMINARY MATTERS:

Complete application:	January 5, 2001
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EXAMINER PROCEEDINGS:

Hearing Opened:	March 5, 2001
Hearing Closed:	March 9, 2001

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

ISSUES/TOPICS ADDRESSED:

- Site characteristics

SUMMARY:

The UPD/FCC permit major modification and master plat alteration are recommended for approval.

FINDINGS, CONCLUSIONS & DECISION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. **General Information:**

Developer:

The Quadrant Coporation
Attn: John Eliason
PO Box 3159
Redmond, WA 98073
Telephone: (425) 836-0979

Engineer:	Goldsmith & Associates 1215 – 114 th Ave. SE Bellevue, WA 98004 Telephone: (425) 462-1080
Location:	The proposal is located within the plat of Redmond Ridge North, approximately 2 miles east of the City of Redmond south of Novelty Hill Road.
Zoning:	UR-P-SO
Acreage:	9.7 acres (school site)
Proposed Use:	School, residential and community park
Sewage Disposal:	City of Redmond
Water Supply:	City of Redmond
Fire District:	Fire District #34
School District:	Lake Washington School District #414
Complete Application Date:	January 5, 2001

2. Except as modified herein, the facts set forth in the King County Land Use Services Division's preliminary report to the King County Hearing Examiner for the March 5, 2001 public hearing are found to be correct and are incorporated herein by reference. The LUSD staff recommends approval of the applications, subject to conditions.
3. The Quadrant Corporation has filed applications for a major modification to the Redmond Ridge UPD/FCC permit and for a proposed alteration of the Redmond Ridge Master Plat. These interrelated applications propose the relocation of an elementary school site from Parcel S-1 to Parcel J, as shown on the Master Plat. In addition, the residential uses previously established for Parcel J would be relocated to Parcel S-1. The applications contemplate no change of uses overall from those established within the UPD/FCC permit, but only changes in location. These applications were heard in conjunction with the hearing for the Redmond Ridge South preliminary plat. The proposed modification of the UPD/FCC permit is a Type IV land use decision; the Type III plat alteration is being processed as a consolidated permit application subject to the Type IV procedural requirements as provided at KCC 20.20.020.
4. Parcel S-1 contains 12.2. acres and lies in the northern portion of the Redmond Ridge UPD site. Parcel J encompasses 10.06 acres and lies further south near the center of the UPD site. The Lake Washington School District, in whose service area Redmond Ridge lies, supports the parcel exchange. The new site is large enough to meet elementary school needs and, being more centrally located, allows all students within the UPD project to walk to school. Parcel J is also flatter and provides better access to the UPD road system and trail network, and an adjacent park and pool lot will provide overflow parking for evening school events. Parcel J is deemed a safer location in that it is not adjacent to a drainage pond or a wetland, as is the case with Parcel S-1. It also fits into the overall UPD site design better in that the school facility will adjoin residential back yards rather than front yards, unlike Parcel S-1.

CONCLUSIONS:

1. Approval of the proposed major modification to the Redmond Ridge UPD/FCC permit will create no new off-site or on-site adverse impacts and is consistent with the requirements of KCC 21A.39.020 and the UPD/FCC permit.
2. If approved subject to the conditions imposed below, the proposed plat alteration makes appropriate provision for the public health, safety and welfare; serves the public use and interest; and meets the requirements of RCW 58.17.110.
3. The conditions of approval imposed herein, including dedications and easements, will provide improvements that promote legitimate public purposes, are necessary to serve the plat alteration and are proportional to its impacts; are required to make the proposed plat alteration reasonably compatible with the environment; and will carry out applicable state laws and regulations and the laws, policies and objectives of King County.

RECOMMENDED DECISION:

It is recommended that the proposed Redmond Ridge Master Plat alteration and major modification to the UPD/FCC permit be GRANTED as requested, subject to the following conditions:

1. The Redmond Ridge elementary school site shall contain one soccer field and one softball field that will be available for community user groups in accordance with District facility use policy and regulations. These facilities are required to satisfy the overall park and recreational needs of the Redmond Ridge population. If these facilities are not provided within the elementary school site, Quadrant is responsible for providing the equivalent facilities elsewhere within the project boundaries, demonstrating appropriate ownership and maintenance terms, and accommodation of local sports user groups, all in a manner acceptable to King County.
2. The applicant shall provide a community park a minimum of 3-acres in size within the (Parcel S-1) site. This park shall include a creative play area with multiple play structures; including play equipment for older children, a half-court basketball court, picnic tables, drinking fountains, trails, landscaping to provide a park like atmosphere. A park plan shall be submitted to King County for review and approval as part of the commercial building permit submittal for the residential units within Parcel S-1. Equivalent facilities may be provided if reviewed and approved by King County. This park shall be owned and maintained by the Redmond Ridge Homeowners Association. This condition will satisfy all park and open space requirements for the S-1 parcel.
3. The proposed school site parcel shall be consistent with the site plan in Attachment 2 to the DDES staff report.
4. Direct driveway access to Parcel S-1 is not allowed from 226th Avenue NE, NE Alder Crest Drive, and NE Cascara Circle. Primary access for Parcel S-1 will be located on NE Alder Crest Drive at a location coordinated with Parcel D. Secondary access may be allowed to 226th Avenue

NE or NE Alder Crest Drive subject to review and approval by King County.

5. Direct driveway access to Parcel J is not allowed from NE Cedar Park Crescent, NE Fern Reach Circle, NE 93rd Way, and 227th Way NE except as noted below. No vehicular access is allowed from Redmond Ridge Drive NE. Vehicular access to NE Cedar Park Crescent is limited to a single location that aligns with the existing 228th Avenue NE intersection. Additional public road access to the school site must be available from NE 93rd Way and 227th Way NE as described in the next section. The proposed alley adjacent to the school site serving the single-family lots will terminate at each of these entrance roads with a driveway ramp in accordance with KCRS 2.09.A.4. Queuing conditions impacting Redmond Ridge Drive NE will not be allowed.
6. The access road from NE 93rd shall be constructed as a public Neighborhood Entrance Road with 28-ft paved width, vertical curbs, four-foot landscape planters against the curb and 5 foot sidewalk width on both sides. A permanent cul-de-sac bulb shall be constructed at the end of this street in accordance with KCRS Section 2.08. The center island will be optional for an 80-ft paved diameter in the cul-de-sac bulb. The NE 93rd Way intersection must align with the proposed entrance road to Parcel K. This road will also provide the access to the south end of the alley serving the single-family lots.
7. The access to the school from 227th Way NE shall be across a private road that will also serve as the northerly alley access route for the single-family homes. Initial construction of this private entrance road will be as provided in Road Variance L99V0358. The tract in which the private access road is located must be a minimum of 47 feet wide to allow future roadway widening up to 28 feet of pavement width plus sidewalks and landscaping. The Applicant will provide the initial construction for the single-family development. Any subsequent changes required for the school development will be the responsibility of the school. Ownership and maintenance of the private road tract may be either the Redmond Ridge Homeowners Association or the School District with an ingress/egress easement provided to the other. The ownership, maintenance and easement relationship must be shown on the final plat that includes this tract. An interim access easement to the School District must be provided across this area prior to the Plat Alteration recording until the single family portion is platted.
8. Residential units along NE Alder Crest Drive, NE Cascara Circle and 226th Avenue NE shall be oriented towards the pedestrian sidewalk. Residential garages and parking areas shall be placed to the rear of the residential units away from the exterior streets and the 3-acre park.
9. Street lighting shall be installed along NE Cedar Park Crescent, 227th Way NE and NE 93rd Way where they abut Parcel J to provide well-lit access to the elementary school site. Maintenance and operation of any lighting not located on an arterial roadway is not the responsibility of King County. The decorative sidewalk lighting provided in earlier phases of the development is an acceptable example of the required access lighting. Lighting shall be installed and maintenance responsibility identified prior to recording the Parcel J plat.
10. The UPD Permit requires that the school property frontage on a neighborhood collector street be 32 feet wide. This will apply to NE 93rd Way where adjacent to the school property.
11. The UPD Permit requires that concrete sidewalks will be five feet wide on the school frontages and at other identified locations. The following sidewalk improvements are necessary to meet this requirement. Five foot sidewalks behind a minimum four foot planter strip are required for

the east side of 227th Way NE, the north side of NE 93rd Way, the outer side of NE Fern Reach Circle fronting Parcel J and Parcel K, and the west side of Redmond Ridge Drive along the frontage of Parcel K. Sidewalk widths previously approved for NE Cedar Park Crescent and Redmond Ridge Drive NE adjacent to Parcel J will not change.

12. At the time of building permit issuance for the school facility, the building permit applicant shall provide a traffic impact analysis to supplement the existing traffic impact analysis for Redmond Ridge UPD. The analysis shall include the level of service at the Redmond Ridge Drive/Cedar Park Crescent intersection and the school access points. Any additional capacity/safety improvements deemed necessary at these intersections shall be constructed prior to occupancy of the school.
13. Compliance with all platting provisions of the King County Codes for processing alterations of final plats.

ORDERED this 22nd day of March, 2001.

Stafford L. Smith
King County Hearing Examiner

TRANSMITTED this 22nd day of March, 2001, to the parties and interested persons of record.

NOTICE OF RIGHT TO APPEAL

In order to appeal the recommendation of the Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$125.00 (check payable to King County Office of Finance) ***on or before April 5, 2001***. If a notice of appeal is filed, the original and six (6) copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council ***on or before April 12, 2001***. Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 403, King County Courthouse, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within fourteen (14) calendar days of the date of this report, or if a written appeal statement and argument are not filed within twenty-one (21) calendar days of the date of this report, the decision of the hearing examiner contained herein shall be the final decision of King County without the need for further action by the Council.

Please note that the Redmond Ridge South preliminary plat decision and the recommendation regarding Redmond Ridge permit major modification and plat alteration are subject to separate appeal procedures

MINUTES OF THE MARCH 5, 6, 7, 8 AND 9, 2001 PUBLIC HEARING ON DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES FILE NOS. L00MI124, L01ALT01 – REDMOND RIDGE SOUTH:

Stafford L. Smith was the Hearing Examiner in this matter. Participating in the hearing and representing the King County Department of Development and Environmental Services was Lisa Lee from DDES, and Dennis McMahon and Michael Sinsky

from the King County Prosecuting Attorney's Office. Participating in this hearing and representing the King County Department of Transportation was David Mark and Kristen Langley. Participating in the hearing and representing the Applicant were Attorneys Richard Wilson and Brian Todd. Participating in this hearing as either Witnesses or Interested Persons offering public testimony were: Joseph Elfelt, Mark Veldee, Richard Lowe, Barbara Chilcote, Larry Toedtli, Kerry Kriner, Grace Yuan, Steve Cole, Bill Hoffman, Greg Borba, Irin LaMargo, Jesse Krail, John Shively, William Oakes, John Eliason, Paulette Norman, Aileen McManus, Roy Bingman, Rich Hudson, Steve O'Donnell, Wayne Berthold, Jim Cushing, Tom Berkowicz, Meredith Mechling, Deborah Healy, P. G. Phillips, Kris Colt, Nancy Temkin, Barbara Beason, Jeff Cook, Vito Mickus, Linda Grez, David Chenault, Doug Dedo, Brian Derdowski, David Randle and Connie Berkowicz.

The following exhibits for DDES File Nos. L00MI124 and L01ALT01 were offered and entered into the record:

Exhibit No. 1	Major Modification File No. L00MI124
Exhibit No. 2	Plat Alteration File No. L01ALT01
Exhibit No. 3	DDES Staff Report for File Nos. L00MI124 & L01ALT01, dated March 5, 2001
Exhibit No. 4	Proposed Revision to Recommendation No. 1, Page 4, of Staff Report (Exhibit No. 3)
Exhibit No. 5	Resume of Larry W. Toedtli, P.E., The Transpo Group, dated February 27, 2001
Exhibit No. 6	Redmond Ridge Parcel J School Site Traffic Analysis, The Transpo Group, dated February 28, 2001
Exhibit No. 7	Revised Recommended Condition No. 12 to Staff Report (Exhibit No. 3)

SJE:sje
Plat alt/L01ALT01 RPT
Upd/L00MI124 RPT